



COMMERCIAL

# Wolch Building

ADDRESS

**11635-46 145 Street  
Edmonton, AB T5M 1V8**

LEASING REPRESENTATIVE

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## WOLCH BUILDING

# Overview

Located at the end of a quiet cul-de-sac on 145 Street Wolch is a two building industrial property in the Huff Bremnar Estate industrial area. Zone Medium Industrial (IM). Perfect for start up companies or those requiring economical quality space.



## WOLCH BUILDING

# Highlights

- High-volume traffic
- Attractive design
- On-site parking
- On an arterial road
- Near major bus route
- Well maintained and landscaped
- Highly visible with signage

WOLCH BUILDING

# Specifications

**ADDRESS:** 11635-46 145 Street Edmonton AB T5M 1V8

**TYPE:** Office/Warehouse

**ZONING:** IM

**AVAILABLE AREA:** 2,339 SQ.FT 11652-145 St

**YARD AREA:** Na

**LOADING:** Dock and grade

**CONSTRUCTION:** Concrete Blocks develop over concrete grade beam foundations and concrete floor pads. Concrete block demising walls separate each of the lease bays.

**HEATING:** RTU / Furnaces / Hang Heaters

**CEILING HEIGHT:** 18'

**FLOORS:** 1

**SPRINKLERS:** No

**FIBRE OPTICS:** No

**ROOF:** The roof structure entails a wood deck supported by means of wood joist and gluelam beams.

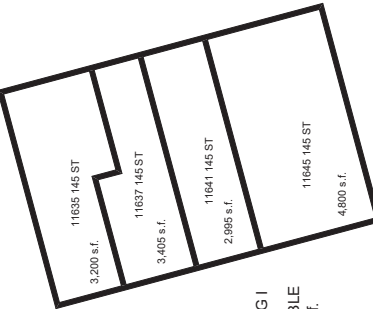


Nexus Business Park

Nexus Business Park

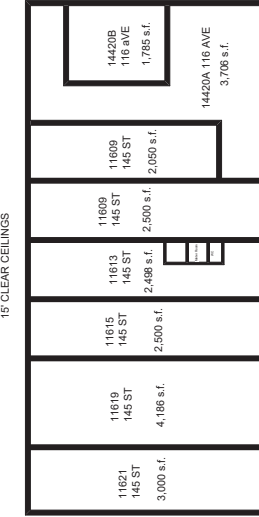
RAILROAD TRACK

### NEARCTIC PLAZA 116 Ave and 145 St



**NORTH**  
WOLCH  
BUILDING I  
LEASEABLE  
14,400 s.f.

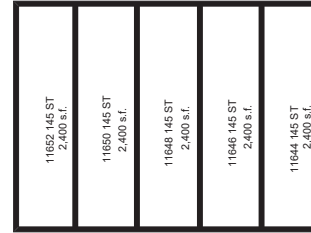
TTI BUILDING  
TOTAL LEASEABLE 22,442 S.F.  
15' CLEAR CEILINGS



**SOUTH**  
116 Avenue

NEARCTIC BUILDING  
TOTAL LEASEABLE 16,670 S.F.

145 Street



WOLCH  
BUILDING II  
LEASEABLE  
12,000 s.f.



**WEST**

ADDRESS

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